034.0	0003	0033.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	470,500 / 470,500
					USE VALUE:	470,500 / 470,500
					ASSESSED:	470,500 / 470,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARDO-PLANAS OSCAR
Owner 2:	
Owner 3:	
Street 1:	123 SUNNYSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HILDEBIDLE NICHOLAS JOHN & -
Owner 2:	HILDEBIDLE CHRISTINA MARIA V -
Street 1:	123 SUNNYSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,958 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 942 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2958.000	144,900		325,600	470,500
Total Card	0.068	144,900		325,600	470,500
Total Parcel	0.068	144,900		325,600	470,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.47 | /Parcel: 499.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 23655
GIS Ref:
GIS Ref:
Insp Date: 12/07/18

!2804!

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0003-0033.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	145,100	0	2,958.	325,600	470,700	470,700	Year End Roll	12/18/2019
2019	101	FV	117,600	0	2,958.	295,100	412,700	412,700	Year End Roll	1/3/2019
2018	101	FV	117,600	0	2,958.	279,800	397,400	397,400	Year End Roll	12/20/2017
2017	101	FV	117,600	0	2,958.	244,200	361,800	361,800	Year End Roll	1/3/2017
2016	101	FV	117,600	0	2,958.	208,600	326,200	326,200	Year End	1/4/2016
2015	101	FV	92,900	0	2,958.	193,300	286,200	286,200	Year End Roll	12/11/2014
2014	101	FV	92,900	0	2,958.	160,300	253,200	253,200	Year End Roll	12/16/2013
2013	101	FV	92,900	0	2,958.	152,600	245,500	245,500		12/13/2012

PRINT

Date	Time
12/10/20	18:09:24

LAST REV

Date	Time
08/08/19	08:38:17
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2804

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HILDEBIDLE NICH	72871-385	1	7/2/2019		490,000	No	No		
HILDEBIDLE CHRI	66055-485		9/10/2015	Convenience	1	No	No		
ANDREWS CHRISTO	61971-66		6/7/2013		300,000	No	No		
QUALLIOTINE ARM	45547-473		7/5/2005		345,000	No	No		
DRAKE PAUL	29023-377		8/27/1998		151,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2016	488	Redo Bat	19,000					reno bath and gues
12/16/2014	1703	Re-Roof	4,850					Strip and re-roof.
10/17/2014	1360	Alterati	3,750					Install one bow wi
8/19/2011	897	Wood Dec	2,500					repl stairs / deck
3/28/2011	194	Manual	3,000					DEMO & FRAME INT W

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
1/23/2009	Meas/Inspect	336	PATRIOT
11/6/2005	MLS	MM	Mary M
3/24/2000	Inspected	264	PATRIOT
2/23/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	23655
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2958		Sq. Ft.	Site		0	64.	1.72	3									325,594						325,600	

Total AC/HA:	0.06791	Total SF/SM:	2958	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	325,594	Spl Credit		Total:	325,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92490751
Adj $ / SQ:	124.863
Other Features:	55332
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	196837
Depreciation:	51965
Depreciated Total:	144872

COMMENTS

COMMON WALL. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

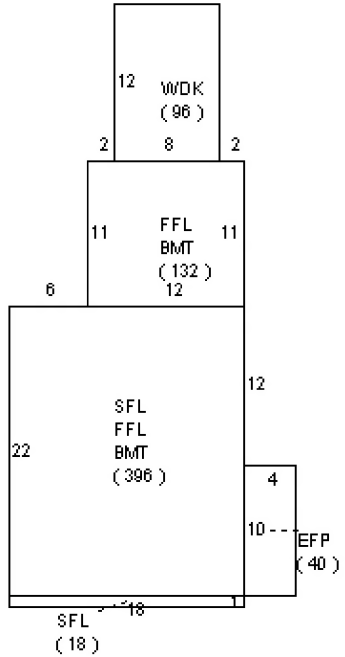
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	124.86
Special Features:	0	Val/Su Net:	90.22
Final Total:	144900	Val/Su SzAd	153.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	528	37.460	19,778
FFL	First Floor	528	124.860	65,927
SFL	Second Floor	414	124.860	51,693
WDK	Deck	96	14.800	1,421
EFP	Enclos Porch	40	67.150	2,686

Net Sketched Area:	1,606			Total:	141,505
Size Ad	942	Gross Are	1606	FinArea	942

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0033.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: